

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
Richmond Division**

IN RE: Melvin Williams, Jr.

Case No. 18-30625

Debtor

Chapter 13

DEBTOR'S MOTION TO SELL REAL PROPERTY

COMES NOW, Melvin Williams, Jr. ("Debtor"), and respectfully makes as follows:

1. This action is brought by Plaintiff, Melvin Williams, Jr., Debtor
2. The Court has exclusive jurisdiction over the property in question under 28 U.S.C. §1334. This is a core matter.
3. The Debtor has filed for relief under Chapter 13 on February 9, 2018.
4. At the time of filing the debtor owned real estate located at 2220 Venable Street, Richmond, Va 23223-6463 (hereinafter referred to as "the property")
5. The property in question is presently worth approximately \$152,000.00.
6. Said property is encumbered by a lien to SN Servicing Corp. with an approximate payoff of \$132,288.68.
7. The Debtor has found a buyer, Randall Martinez, willing to purchase the Real Property for a purchase price of \$152,000.00 (contract is attached hereto as Exhibit A) for the property which is more fully described as follows:

All that certain lot, piece or parcel of land with all improvements thereon, lying and being in the city of Richmond, Virginia, on the north line of Venable Street, between Jessamine and Scott Streets (now 22nd Street), beginning at the north line of Venable Street twenty three (23') from the northwestern intersection of Venable and Jessamine Streets; thence running westwardly along the north line of Venable Street and fronting there on twenty three feet (23'); thence extending back at right angles with Venable Street and between parallel lines one hundred fifty seven feet and one half feet (157.5') to an alley ten feet (10') wide.

8. The Debtor believes that after deducting cost of sale and paying off the mortgage, \$5000.00 towards closing costs and realtors' fee the Debtor's share of the proceeds will be less than \$5,000.
 9. The Debtors will provide the Trustee with the opportunity to examine the settlement statement to determine that the funds that will be distributed to the Debtors do not exceed the Debtors' homestead exemption. Upon the Trustee's consent as evidenced by his signature on the Order, the Debtors will submit the Order to the Court for entry without a hearing in this matter.
 10. The Debtor will provide the Trustee with the opportunity to examine the settlement statement to determine that the funds that will be distributed to the Debtor do not exceed the Debtor's homestead exemption. Upon the Trustee's consent as evidenced by her signature on the Order, the Debtor will submit the Order to the Court for entry without a hearing in this matter.
 11. The proposed sale of the real estate does not prejudice the rights of any party.
- WHEREFORE, Debtor prays that this Court enter an Order permitting the sale of the said property with no hearing in this matter upon the consent of the Trustee.

Dated: May 30, 2019

Respectfully Submitted,
Melvin Williams, Jr.

By: /s/Richard S. Clinger
Counsel

Richard S. Clinger VSB #19632
422 East Franklin Street, Suite 101
Richmond, VA 23219
(804) 788-1655
Counsel for Debtor(s)

CERTIFICATE OF SERVICE

I hereby certify that on May 30, 2019, a copy of the foregoing Motion was electronically transmitted and/or mailed to the U.S. Trustee, the standing Chapter 13 Trustee, Daniel E. Joslyn, McCabe, Weisberg & Conway, LLC, 312 Marshall Avenue, #800, Laurel, MD 20707 and to all creditors and parties in interest on the mailing list maintained by the clerk of court, a copy of which is attached.

/s/Richard S. Clinger
Counsel for the Debtor(s)

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
Richmond Division**

IN RE: Melvin Williams, Jr.
xxx-xx-2146

Case No. 18-30625

Address: 10124 Spring Ivy Lane
Mechanicsville, VA 23116

Chapter 13

Debtor

NOTICE OF MOTION

Debtor has filed papers with the Court to request an order to Sell Real Estate.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one)

If you do not want the Court to grant the relief sought in the motion, or if you want the court to consider your views on the motion, then, within **twenty-one (21) days** from the date of this Notice your or your attorney must:

File with the court, at the address below, a written response for a hearing [or a written response pursuant to Local Rule 9013-1(H)]. If you mail your request for a hearing (or response) to the court for filing, you must mail it early enough for the court to receive it on or before the date stated above.

Clerk of Court
United States Bankruptcy Court
Eastern District of Virginia
701 East Broad Street, Room 4000
Richmond, Virginia 23219

You must also mail a copy to:

Richard S. Clinger, Esquire
422 East Franklin Street, Suite 101
Richmond, VA 23219

Richard S. Clinger VSB #19632
422 East Franklin Street, Suite 101
Richmond, VA 23219
(804) 788-1655
Counsel for Debtor(s)

- ☐ Attend the hearing to be scheduled at a later date. You will receive a separate notice of hearing. **If no timely response has been filed opposing the relief requested, the court may grant the relief without holding a hearing.**
- ☐ Attend the hearing on the motion scheduled to be held on *** at United States Bankruptcy Court, Eastern District of Virginia 701 East Broad Street, Room 4000 Richmond, Virginia 23219

If you or your attorney do not take these steps, the Court may decide that you do not oppose the action requested to your claim.

Date: May 30, 2019

/s/Richard S. Clinger

Richard S. Clinger VSB #19632
422 East Franklin Street, Suite 101
Richmond, VA 23219
(804) 788-1655
Counsel for Debtor(s)

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/s/Richard S. Clinger

Counsel for the Debtor(s)

Label Matrix for local noticing
0422-3
Case 18-30625-KLP
Eastern District of Virginia
Richmond
Thu May 30 09:24:46 EDT 2019

BSI Financial Services
1425 Greenway Drive, Ste 400
Irving, TX 75038-2480

Deutsche Bank National Trust Company, as Tru
C/O Shapiro & Brown, LLP
501 Independence Pkwy
Ste 203
Chesapeake, VA 23320-5174

US Department of Education
P O Box 16448
Saint Paul, MN 55116-0448

United States Bankruptcy Court
701 East Broad Street
Richmond, VA 23219-1888

BSI Financial Services
P.O. Box 517
Titusville, PA 16354-0517

Ballato Law Firm, P.C.
3721 Westerre Parkway
Suite A
Henrico, VA 23233-1332

City of Richmond City Hall
Room 109 Delinquent Taxes
900 East Broad Street
Richmond VA 23219-1907

Equifax Credit Information
P.O. Box 740241
Atlanta, GA 30374-0241

Equity Experts
6632 Telegraph Rd. #339
Bloomfield Hills, MI 48301-3012

Henrico Federal Credit Union
9401 West Broad Street
Henrico, VA 23294-5331

Internal Revenue Service
Insolvency Units
P.O. Box 7346
Philadelphia, PA 19101-7346

Kings Charter Homeowners Assc
c/o HOA Collection Services
9407 Kings Charter Drive
Mechanicsville, VA 23116-5119

Melvin Williams, Jr.
10124 Spring Ivy Lane
Mechanicsville, VA 23116-5144

Navient Solutions, LLC. on behalf of
United Student Aid Funds, Inc.
GLHEC and Affiliates
PO BOX 8961
Madison, WI 53708-8961

Navinet
P.O. Box 9500
Wilkes Barre, PA 18773-9500

Ocwen Loan Servicing, LLC
Attn: Bankruptcy Department
PO Box 24605
West Palm Beach, Florida 33416-4605

Ocwen Mortgage
PO BOX 24781
West Palm Beach, FL 33416-4781

Office of the U. S. Attorney
Suntrust Building
919 East Main Street, Suite 1900
Richmond, VA 23219-4622

Office of the U. S. Trustee
701 East Broad Street, Room 4305
Richmond, VA 23219-1885

PRP II Pals Investments Trust
c/o McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707-4808

Realty Industrial Loan Corp
210 East Main Street
Richmond, VA 23219-3740

Richard S. Clinger VSB
Richard S. Clinger
422 East Franklin Street, Suite 101
Richmond, VA 23219-2226

Richmond City
c/o Tacs
P.O. Box 31800
Henrico, VA 23294-1800

(p)SN SERVICING CORPORATION
323 FIFTH ST
EUREKA CA 95501-0305

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRU
c/o McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707-4808

U.S. Bank Trust National Association, as Tru
c/o BSI Financial Services
1425 Greenway Drive, Ste. 400
Irving, TX 75038-2480

US Bank Trust National Association
SN Servicing Corporation
323 Fifth St
Eureka, CA 95501-0305

US Department of Education
61 Forsyth St SW
Ste 19740
Atlanta, GA 30303-8931

US Department of Education
PO Box 16448
St. Paul, MN 55116-0448

Suzanne E. Wade
P.O. Box 1780
Richmond, VA 23218-1780

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

SN Servicing Corp.
323 5th St.
Eureka, CA 95501-0000

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) US Bank Trust National Association, as Tr (u)PRP II Pals Investments Trust (u)U.S. BANK TRUST NATIONAL ASSOCIATION, AS T

(d)Melvin Williams Jr.
10124 Spring Ivy Lane
Mechanicsville, VA 23116-5144

End of Label Matrix
Mailable recipients 33
Bypassed recipients 4
Total 37